

Mr Clive Inwards
West Berkshire District Council
Development Control
Council Office Market Street
Newbury
Berkshire
RG14 5LD

Our ref: WA/2009/107458/01-L01
Your ref: 09/02396/COMIND
Date: 18 January 2010

Dear Mr Inwards

REPLACEMENT FACILITY FOR THE STORAGE AND HANDLING OF ENRICHED URANIUM COVERING 18, 489 SQM GROSS FLOOR SPACE ON A 10, 496 SQM FOOTPRINT, INCLUDING OFFICE ACCOMMODATION, STORAGE FACILITIES, MATERIAL HANDLING AREAS AND ANCILLARY SUPPORT SERVICES. CONSTRUCTION RELATED INFRASTRUCTURE IS ALSO PROPOSED INCLUDING ACCESS ROADS, CONSTRUCTION COMPOUND, FENCING, GATES AND ANCILLARY FACILITIES

AWE ALDERMASTON, READING, BERKSHIRE

Thank you for consulting the Environment Agency on this proposal.

Environment Agency position

We have no objection to the application providing the following details are implemented and secured through conditions.

Ground conditions and groundwater quality

We have reviewed chapter 7 of the Environmental Appraisal and associated appendices. We are satisfied that there are no significant levels of contaminants within the soils and groundwater that would require remedial actions.

Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Environment Agency
Red Kite House, Howbery Park, Crowmarsh Gifford, Oxon, Wallingford, OX10 8BD.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

Cont/d..

Reason

To ensure that any unforeseen contamination is fully remediated to protect groundwater quality.

Note to applicant

There are one or two isolated hotspots of contamination identified such as around BH0297 for PRO in waters and PAHs in soils and also phenols at A2/9 in waters. These locations are in the south west corner of the footprint of the site. We would be interested to see the results of the proposed groundwater assurance monitoring and kindly request the information be submitted directly to us when completed.

Sustainable Drainage

We have reviewed chapters 7, 8 and 15 of the Environmental Appraisal and associated appendices in relation to this topic. We are pleased that the development incorporates sustainable drainage principles in the form of a balancing pond. We are satisfied that this will manage the surface water flood risk from this development. Through appropriate landscaping, the drainage system also offers a good opportunity to improve the biodiversity in this location. Further detailed designs should be drawn up and submitted for approval as the design progresses.

Condition

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall include;

1. The scheme shall be designed to manage surface water runoff for a 1 in 100 year rainfall event with a suitable allowance for climate change incorporated.
2. Confirmation that there will be no infiltration of surface water drainage into the ground, other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters
3. Detailed plans to show a variation of water depths, variation in the width of the marginal shelves/aquatic bench to prevent uniformity and the use of native species of local provenance in all planting and seeding mixes around the ponds, planted in the appropriate locations relative to wetness/water level for each species. Cross sections shall be included to illustrate these points
4. A management plan to ensure the function of the balancing ponds to manage surface water runoff and landscaping is maintained in the long term

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason

To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity of the surface water drainage system.

Planning Informative

From 6 April 2008 it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000.

The level of detail that your SWMP should contain depends on the estimated build cost, excluding VAT.

For projects estimated at between £300,000 and £500,000 (excluding VAT) the SWMP should contain details of the:

- types of waste removed from the site
- identity of the person who removed the waste
- site that the waste is taken to.

For projects estimated at over £500,000 (excluding VAT) the SWMP should contain details of the:

- types of waste removed from the site
- identity of the person who removed the waste and their waste carrier registration number
- a description of the waste
- site that the waste was taken to
- environmental permit or exemption held by the site where the material is taken.

At the end of the project, you must review the plan and record the reasons for any differences between the plan and what actually happened.

You must still comply with the duty of care for waste. Because you will need to record all waste movements in one document, having a SWMP will help you to ensure you comply with the duty of care.

Further information can be found at www.netregs-swmp.co.uk

Yours sincerely

Sarah Green
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cc John Steele, AWE